

## §25-311 - Residential Zones Bulk Requirements

Lot				Accessory Building(s)						
Zone	Minimum Zone Area (Aggregate of Contiguous Lots)	Minimum Lot Area	(1) Maximum Lot Coverage	Front	Side		Rear	Rear Yard Coverage	Maximum Height	
					Side Street Abutting	Land Abutting			Not More Than Stories	Not To Exceed(9)
R-E	--	40,000 sq. ft.	15%	All accessory buildings must be located in the rear yard as defined herein	30'	3'	3'	15%	1	15'
R-S	--	20,000 sq. ft.	25% (8)		25'	3'	3'	25%	1	15'
R-150	--	15,000 sq. ft.	25%		30'	3'	3'	15%	1	15'
R-90	--	9,000 sq. ft.	25%		20'	3'	3'	25%	1	15'
R-75	--	7,500 sq. ft.	35%		20'	3'	3'	25%	1	15'
R-60	--	6,000 sq. ft.	35%		20'	3'	3'	25%	1	15'
(4) R-60 Qualifying Undersize Lots	--	5,000 sq. ft.	35%		20'	3'	3'	25%	1	15'
R-40	--	4,000 sq. ft.	40%		25'	3'	3'	25%	1	15'
R-40 Detached Dwelling Unit	--	6,000 sq. ft.	35%		20'	3'	3'	25%	1	15'
R-30	--	3,000 sq. ft. per apartment d.u. 4,000 sq. ft. per townhouse	25%							
R-30 Development Option on Lots of 5 or More Acres	--	3,000 sq. ft. per apartment d.u. 4,000 sq. ft. per townhouse	25%							

R-20		2,000 sq. ft. per d.u.	30%								
R-20 Development Option on Lots of 5 or More Acres		2,000 sq. ft. per d.u.	30%								
R-H	4 acres	Efficiency: 600 sq. ft. 1-bedroom: 650 sq. ft. 2-bedroom: 690 sq. ft. 3-bedroom: 880 sq. ft.	30%								

#### FOOTNOTES:

(1) Includes accessory buildings.

(2) A street at a side lot shall be deemed a side street only if the lot abutting the rear of the subject lot does not front on the street, otherwise the front setback requirement shall apply.

(3) Building height refers to portion of building proximate to the point of setback measurement.

(4) Qualifying undersize lots are those with a new area of less than six thousand (6,000) square feet but at least five thousand

(5,000) square feet, or with a width at the front building line of less than sixty (60) feet but at least fifty (50) feet which were shown on a plat or deed recorded prior to October, 1957. (Ord. 6-76, 3/15/76)

(5) Two (2) side setbacks are required unless otherwise specified.

(6) In cases where the majority of lots located on one side of a street between two (2) intersecting streets are occupied by buildings having a front setback different from the normal specified, any building hereafter shall conform to the setback line up to the maximum specified.

(7) Fifty (50) foot setback required from right-of-way of limited access, major or arterial highway unless the lot or lots are shown on an approved preliminary subdivision plan or an approved final record plat prior to January 1, 1980.

(8) Except as provided for in section 25-361(c)(3).

(9) Structures that exceed 12 feet in height must be set back an additional two feet for each additional foot of building height up to the maximum allowable height.